

Tuscaloosa Residential Q2 Report - 2019

Quarterly Indicators

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Trends

Total Residential Sales

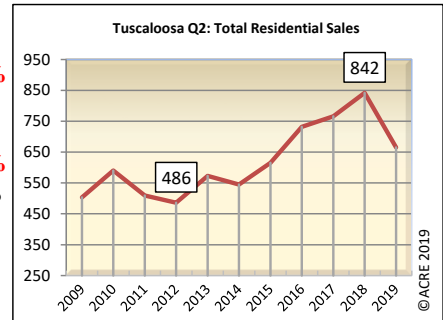
Tuscaloosa residential sales for the second quarter of 2019 totaled 665 units, representing a decrease of 177 transactions when compared to 842 units that were sold in the second quarter of 2018.

Current Quarter

vs. Last Year
vs. 5-Yr Avg

vs. Peak
vs. Trough

Q2	2019	665	
Q2	2018	842	-21.0%
Q2	14-'18	700	-5.0%
Q2	2018	842	-21.0%
Q2	2012	486	36.8%



ACRE Commentary

"Compared to historical data, second quarter sales are 14.7% below the 3-year quarterly average and 5.0% above the 5-year quarterly average."

Historical Home Sales

Q2	2018	842
Q2	2017	766
Q2	2016	732
Q2	2015	615
Q2	2014	545

5- Year Avg: 700

3- Year Avg: 780

Graph: Q2: 2009 - 2019
(By quarter)

Median Sales Price

The median sales price in Tuscaloosa for the second quarter of 2019 was \$179,882, a 1.5% increase from the second quarter of 2018's median sales price of \$177,882.

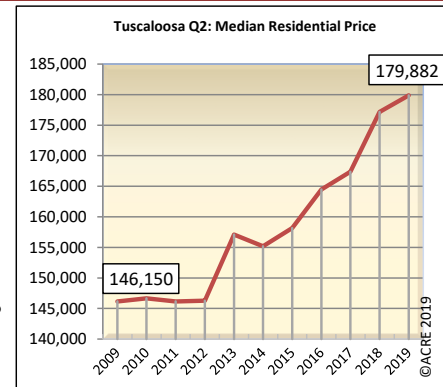
Current Quarter

vs. Last Year
vs. 5-Yr Avg

Median Peak
Trough

Q2	2019	179,882	
Q2	2018	177,150	1.5%
Q2	14-'18	164,475	9.4%

Q2	2019	179,882	0.0%
Q2	2009	146,150	23.1%



ACRE Commentary

"Compared to historical data to the right, the second quarter median sales price is 6.0% above the 3-year quarterly average and 9.4% above the 5-year quarterly average."

Historical Median Selling Price

Q2	2018	177,150
Q2	2017	167,381
Q2	2016	164,483
Q2	2015	158,167
Q2	2014	155,192

5- Year Avg: 164,475

3- Year Avg: 169,671

Graph: Q2: 2009 - 2019
(By quarter)



Quarterly Indicators

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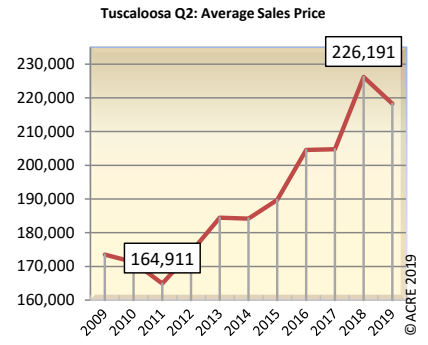
Trends

Average Sales Prices

The average sales price in Tuscaloosa for the second quarter of 2019 was \$218,248, a 3.5% decrease from the second quarter of 2018's average sales price of \$226,191.

<u>Current Quarter</u>	Q2	2019	218,248	
vs. Last Year	Q2	2018	226,191	-3.5%
vs. 5-Yr Avg	Q2	14-'18	201,882	8.1%

Average Peak	Q2	2019	226,191	-3.5%
Trough	Q2	2011	164,911	32.3%



Graph: Q2: 2009 - 2019
(By quarter)

ACRE Commentary

"Compared to historical data to the right, the second quarter average price is 3.0% above the 3-year quarterly average and 8.1% above the 5-year quarterly average."

Historical Average Selling Price

Q2	2018	226,191
Q2	2017	204,759
Q2	2016	204,525
Q2	2015	189,749
Q2	2014	184,186

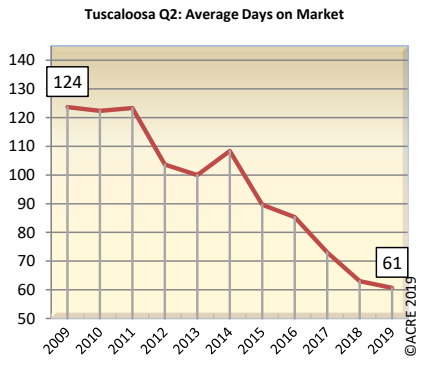
5-Year Avg:	201,882
3-Year Avg:	211,825

Days on Market (DOM)

The average number of days on the market in the second quarter of 2019 was 61, representing a decrease of 2 days from one year ago.

<u>Current Quarter</u>	Q2	2019	61	
vs. Last Year	Q2	2018	63	-3.7%
vs. 5-Yr Avg	Q2	14-'18	84	-27.7%

DOM Peak	Q2	2009	124	-51.1%
Trough	Q2	2019	61	-0.5%



Graph: Q2: 2009 - 2019
(By quarter)

ACRE Commentary

"The 5-year DOM average ('13-'17) for the second quarter is 84 days, 22 days higher than current results. Compared to historical data to the right, the second quarter average DOM is 27.7% below the 5-year quarterly average, and 17.6% below the 3-year quarterly average."

Historical Average DOM

Q2	2018	63
Q2	2017	73
Q2	2016	85
Q2	2015	90
Q2	2014	108

5-Year Avg:	84
3-Year Avg:	74



Quarterly Indicators

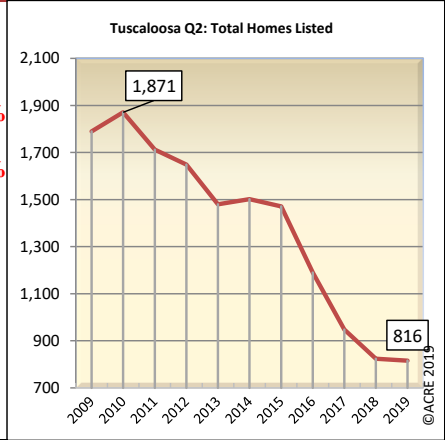
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Total Homes Listed for Sale

Tuscaloosa residential units available for sale in the second quarter of 2019 decreased by **8 units**, when compared to the same period last year.

Current Quarter	Q2	2019	816	
vs. Last Year	Q2	2018	824	-1.0%
vs. 5-Yr Avg	Q2	14-'18	1,187	-31.3%
Inventory Peak	Q2	2010	1,871	-56.4%
Trough	Q2	2019	816	0.0%



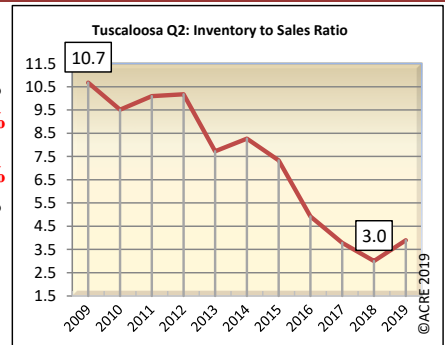
Graph: Q2: 2009 - 2019
(By quarter)

ACRE Commentary	Historical Total Homes Listed
"The 5-year inventory average ('13-'17) for the second quarter is 1,187 units, 371 units higher than current results. Compared to historical data to the right, the number of homes listed for sale is 31.3% below the 5-year quarterly average, and 17.3% below the 3-year quarterly average."	Q2 2018 824
	Q2 2017 948
	Q2 2016 1,191
	Q2 2015 1,471
	Q2 2014 1,502
	5-Year Avg: 1,187
	3-Year Avg: 987

Inventory-to-Sales Ratio

Definition: The quarterly average of inventory for sale divided by the current quarterly sales average equals the # of months of supply (Market considered to be in balance at approximately 6 months).

Current Quarter	Q2	2019	3.9	
vs. Last Year	Q2	2018	3.0	29.7%
vs. 5-Yr Avg	Q2	14-'18	5.5	-28.7%
I/S Ratio Peak	Q2	2009	10.7	-63.6%
Trough	Q2	2019	3.0	29.9%



Graph: Q2: 2009 - 2019
(By quarter)

ACRE Commentary	Historical I/S Ratio
"Compared to historical data to the right, the second quarter average months of supply is 42.7% below the 3-year quarterly average and 27.7% below the 5-year quarterly average."	Q2 2018 3.0
	Q2 2017 3.8
	Q2 2016 4.9
	Q2 2015 7.3
	Q2 2014 8.3
	5-Year Avg: 5.5
	3-Year Avg: 6.8

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